



## Recommendation for Action

**File #:** 21-3329, **Agenda Item #:** 15.

11/4/2021

### **Posting Language**

Authorize negotiation and execution of all documents and instruments necessary or desirable to acquire two Temporary Working Space Easements: one easement being approximately 0.126 of an acre (5,476 sq. ft.) and 0.426 of an acre (18,559 sq. ft.) out of land situated in the William Bell Survey No. 802 in the City of Austin, Travis County, Texas, and being a portion of Lot 2, Austin Center/3M Subdivision, a subdivision of record in volume 87, Page 7B of the Plat Records, Travis County, Texas; the other easement being approximately 0.204 of an acre (8,865 sq. ft.) out of land situated in the J.W. Preece Survey Number 2 in the City of Austin, Travis County, Texas, and being a portion of Lot 4, Austin Center/3M Subdivision, a subdivision of record in volume 87, Page 7B of the Plat Records, Travis County, Texas, both easements located at 6801 River Place Boulevard, Austin, Texas 78750, from ATX Debt Fund 1, LLC in an amount not to exceed \$79,450, including closing costs.

### **Lead Department**

Office of Real Estate Services.

### **Fiscal Note**

Funding in the amount of \$79,450 is available in the FY21-22 Capital Budget of Austin Water.

### **For More Information:**

Megan Herron, Office of Real Estate Services, 512-974-5649; Michael Gates, Office of Real Estate Services, 512-974-5639; Minda Sarmiento, Public Works, (512) 974-5645.

### **Additional Backup Information:**

This project is part of Austin Water's efforts to replace aging and deteriorated water & wastewater infrastructure.

The Bull Creek Basin includes approximately 970,000 LF of wastewater lines in northwest Austin. The Bull Creek Basin was selected for analysis because many of the existing wastewater lines are concrete pipes in environmentally sensitive areas. This project will include rehabilitation of approximately 20,110 LF of wastewater lines by open-cut and cured in place pipe (CIPP) lining methods in the Bull Creek Basin with the intent to improve the integrity of the wastewater collection system, reduce sanitary sewer overflows, and reduce the possibility of future environmental impacts. Temporary Working Space Easements are required to be obtained across private property.

Existing water and wastewater facilities will be kept in continuous operation throughout the construction period. No interruption will be permitted that adversely affects the service level. Provided permission is obtained from owners with service in advance, portions of the existing facilities may be taken out of service for short periods corresponding with periods of minimum service demands.

An independent, third-party appraisal was procured to establish the fair-market valuation of the proposed acquisition. The appraisal supports the purchase price of \$77,450. The amount of the purchase price plus closing costs is not to exceed \$79,450.

Future items will be brought to Council to award the contract to construct this project.

**Strategic Outcome(s):**

Health and Environment.